

150.0

0002

0009.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

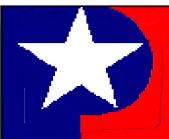
655,500 / 655,500

USE VALUE:

655,500 / 655,500

ASSESSED:

655,500 / 655,500



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
8		FOUNTAIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: DUMYAHN THOMAS S ETAL	
Owner 2: DUMYAHN JOYE E	
Owner 3:	

Street 1: 8 FOUNTAIN RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .108 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Vinyl Exterior and 768 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4725	Sq. Ft.	Site			0	80.	1.19	9									449,400						449,400	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4725.000	206,100		449,400	655,500		98806
							GIS Ref
							GIS Ref
							Insp Date
							04/14/18

USER DEFINED

Prior Id # 1: 98806
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Date Time
12/30/21 12:58:59
LAST REV
Date Time
05/09/18 13:26:41
apro
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PREVIOUS ASSESSMENT								Parcel ID	150.0-0002-0009.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	206,100	0	4,725.	449,400	655,500		Year end	12/23/2021
2021	101	FV	199,200	0	4,725.	449,400	648,600		Year End Roll	12/10/2020
2020	101	FV	199,200	0	4,725.	449,400	648,600	648,600	Year End Roll	12/18/2019
2019	101	FV	179,200	0	4,725.	421,300	600,500	600,500	Year End Roll	1/3/2019
2018	101	FV	178,900	0	4,725.	348,300	527,200	527,200	Year End Roll	12/20/2017
2017	101	FV	178,900	0	4,725.	320,200	499,100	499,100	Year End Roll	1/3/2017
2016	101	FV	178,900	0	4,725.	292,100	471,000	471,000	Year End	1/4/2016
2015	101	FV	167,500	0	4,725.	286,500	454,000	454,000	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
BABIN JAMES/ETA	25377-384		5/31/1995			172,100	No	No	Y				

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
7/11/2013	1059	Manual	5,000	C					4/14/2018	MEAS&NOTICE	HS	Hanne S											
9/23/2011	1177	Re-Roof	5,000						5/1/2014	External Ins	PC	PHIL C											
									1/9/2014	Info Fm Prmt	EMK	Ellen K											
									2/25/2009	Measured	372	PATRIOT											
									12/2/1999	Mailer Sent													
									11/22/1999	Entry Denied	268	PATRIOT											
									7/20/1993		PC	PHIL C											

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

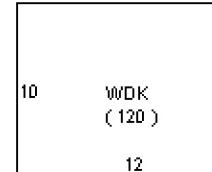
EXTERIOR INFORMATION

Type:	5 - Cape	
Sty Ht:	1A - 1 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BLUE	
View / Desir:		

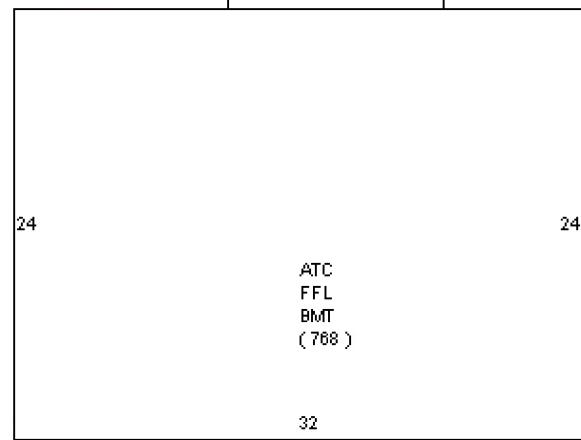
BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

SKETCH

12 12 8

ATC
FFL
BMT
(768)

32

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1951
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 50%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION

GD - Good

18.

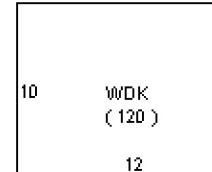
%

More: N

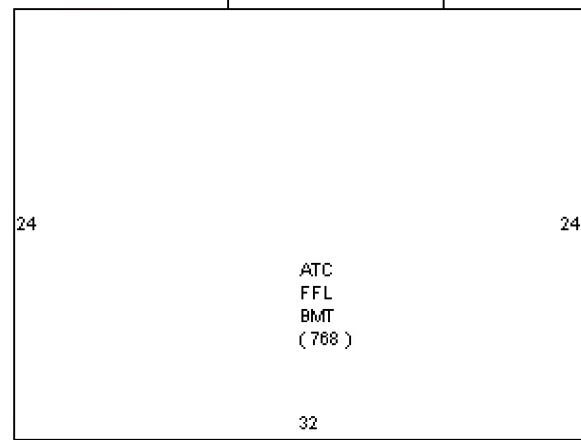
Total Yard Items:

Total Special Features:

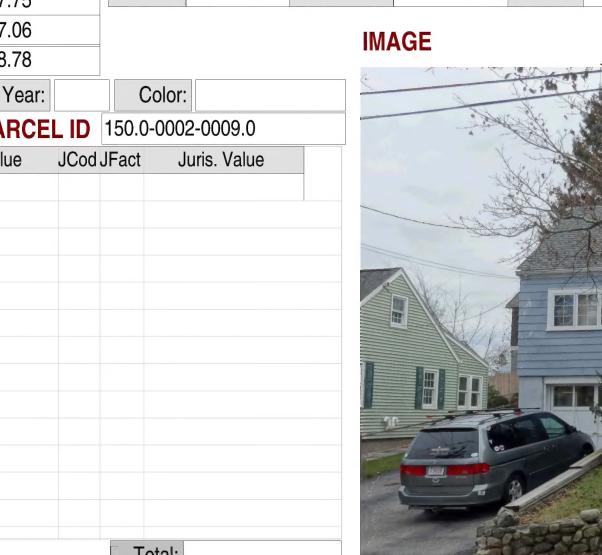
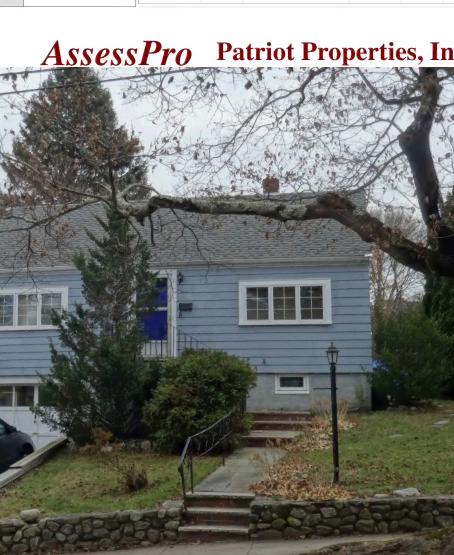
Total:

COMMENTS**SKETCH**

12 12 8

ATC
FFL
BMT
(768)

32



AssessPro Patriot Properties, Inc